



3 Bed House - Semi-Detached

149 Portreath Drive, Allestree, Derby DE22 2SB

Price £275,000 Freehold



3



2



1



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Family Semi-Detached Home
- Potential to Extend (Subject to Planning Permission)
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Kitchen
- Three Bedrooms, Family Bathroom
- Sunny Generous Garden
- Driveway & Detached Garage
- Well-Maintained Accommodation
- Close to Excellent Amenities in Allestree - Shops & Schools
- No Chain Involved

NO CHAIN - This highly appealing semi-detached house on Portreath Drive offers a wonderful opportunity for families seeking a comfortable home with potential.

One of the standout features of this property is the potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

Situated close to excellent amenities, residents will enjoy easy access to local shops and services, making daily errands a breeze. The vibrant community of Allestree offers a delightful blend of convenience and tranquillity, ideal for family life.

Importantly, this property is offered with no chain involved, allowing for a smooth and efficient purchase process.

The Location

The location is a very popular residential suburb of Derby approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Rolls Royce, University of Derby, Royal Derby Hospital and Toyota. For those who enjoy the outdoor pursuits, the nearby Derbyshire countryside provides some delightful scenery and countryside walks.

Accommodation

Ground Floor

Entrance Hall

11'1" x 6'3" (3.38 x 1.92)

With entrance door, radiator, double glazed window and staircase leading to first floor.

Lounge

12'9" x 10'11" (3.89 x 3.34)

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, radiator, coving to ceiling, double glazed window with aspect to front, internal sliding doors giving access to dining room and internal panelled door giving access to entrance hall.



Dining Room

10'5" x 9'1" (3.19 x 2.79)

With radiator, coving to ceiling, double glazed sliding patio door opening onto garden, internal sliding doors giving access to lounge and panelled door giving access to kitchen.

Please note, there is potential to knock the dining room into the kitchen if desired.



Kitchen

10'4" x 8'1" (3.17 x 2.47)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, electric cooker point, tile flooring, space for fridge/freezer, central heating boiler, double glazed window overlooking rear garden, radiator and side access door.



Pantry Cupboard

With shelving.

First Floor Landing

6'6" x 4'4" (2.00 x 1.33)

With double glazed window to side with quarry tiled sill and access to roof space.

Bedroom One

12'9" x 10'3" (3.90 x 3.13)

With radiator, double glazed window with quarry tiled sill to front and internal panelled door.



Bedroom Two

10'6" x 10'0" (3.22 x 3.07)

With built-in cupboard housing the hot water cylinder, radiator, double glazed window to rear with quarry tiled sill and internal panelled door.



Bedroom Three

9'2" x 7'1" (2.81 x 2.17)

With radiator, double glazed window with quarry tiled sill to front, built-in storage cupboard and internal panelled door.



Family Bathroom

8'2" x 6'11" (2.49 x 2.13)

With separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window to rear and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with flower beds.



Side Access

There is a driveway to the side of the property with side access gate which leads to a detached garage.

Rear Garden

The property benefits from a private, warm, westerly facing, enclosed rear garden laid to lawn with a varied selection of shrubs, plants and is enclosed by fencing.



Driveway

A driveway provides off-road car parking for several cars.



Detached Garage

18'1" x 8'7" (5.52 x 2.64)

With power, lighting, up and over front door, rear window and side personnel door.



Outside Store

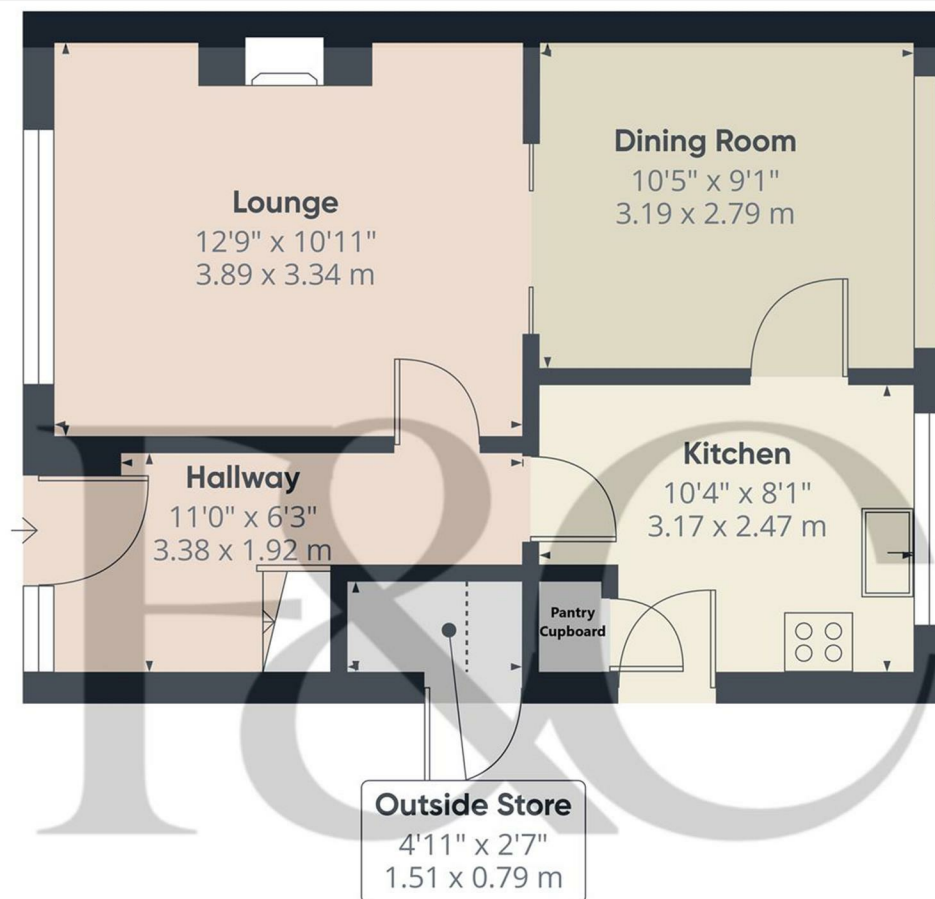
4'11" x 2'7" (1.51 x 0.79)

Providing storage with shelving.



Council Tax Band - C

Derby City



Floor 0 Building 1

Approximate total area⁽¹⁾

402 ft²
37.3 m²

Reduced headroom

8 ft²
0.7 m²

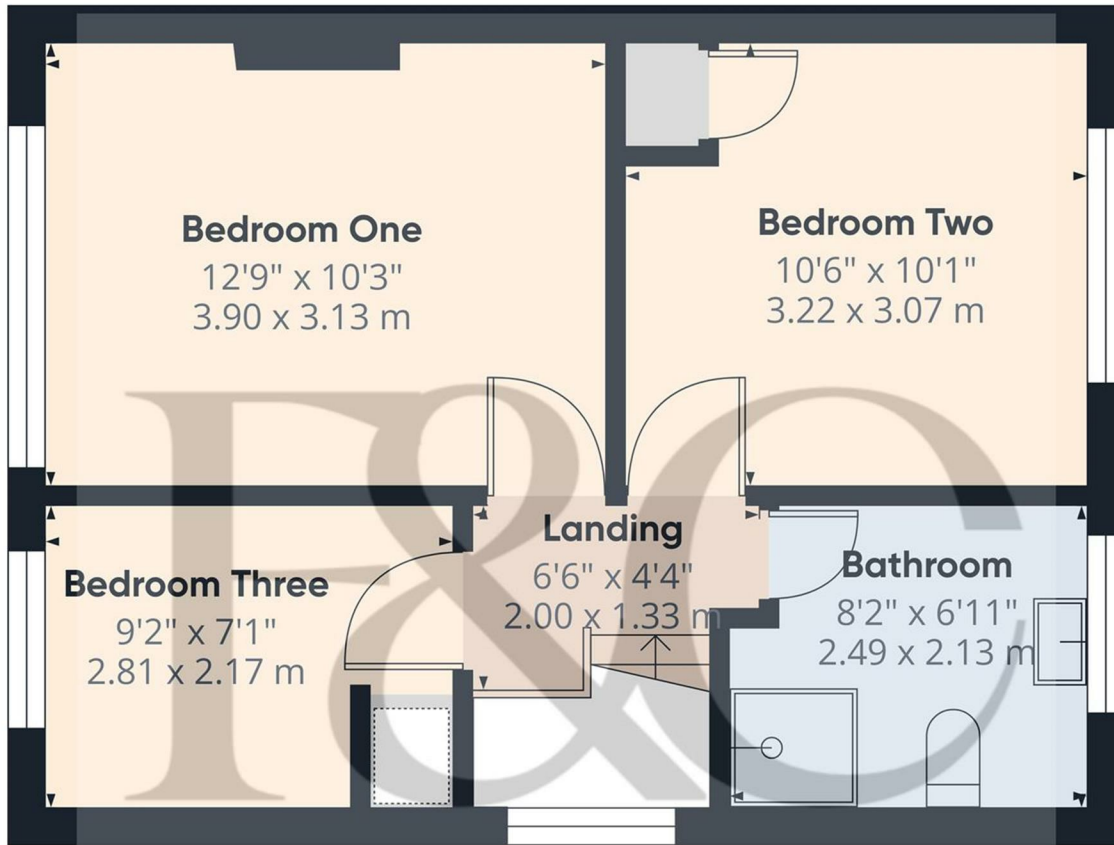
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

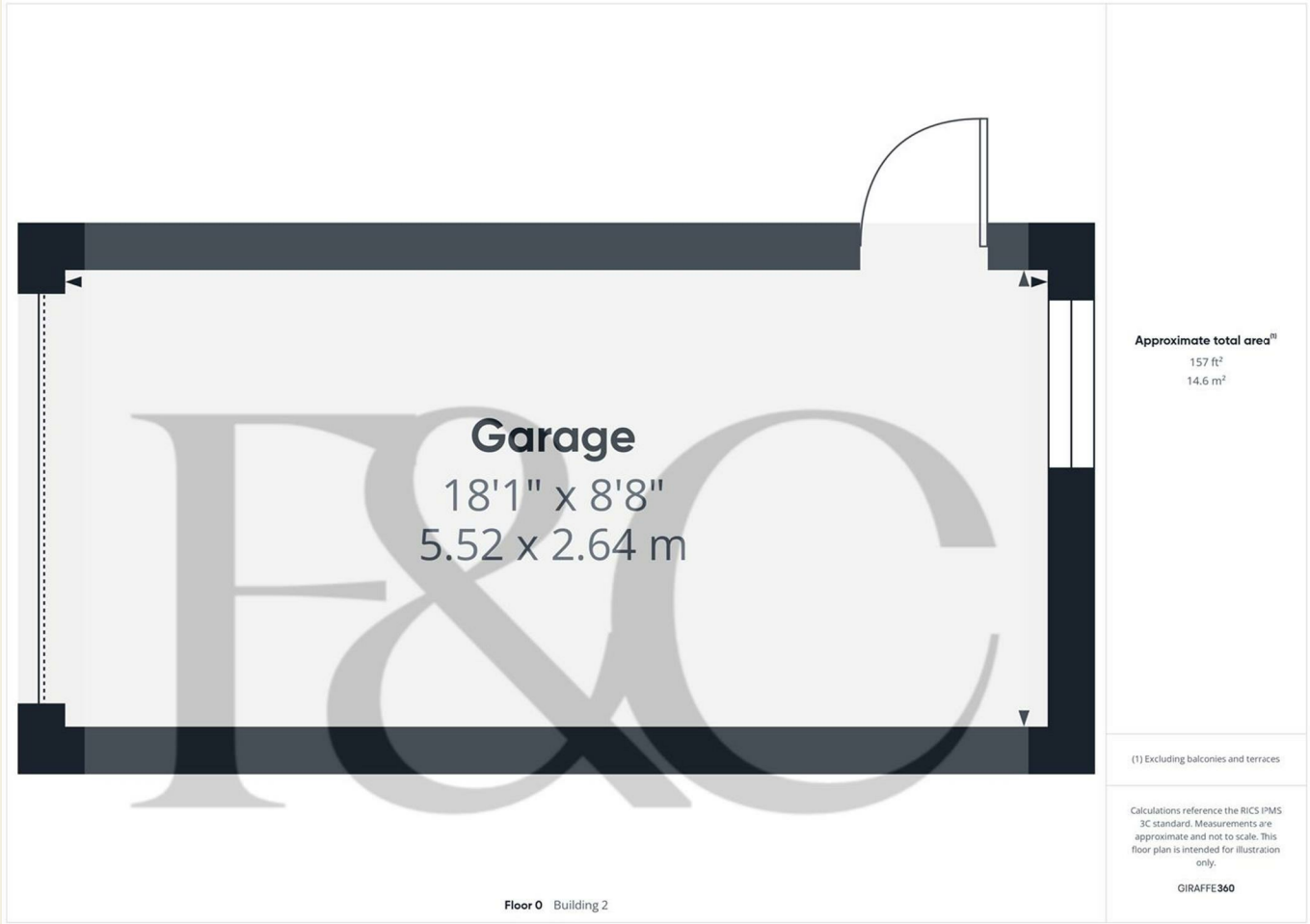
Approximate total areaⁱⁱⁱ
370 ft²
34.4 m²

(1) Excluding balconies and terraces

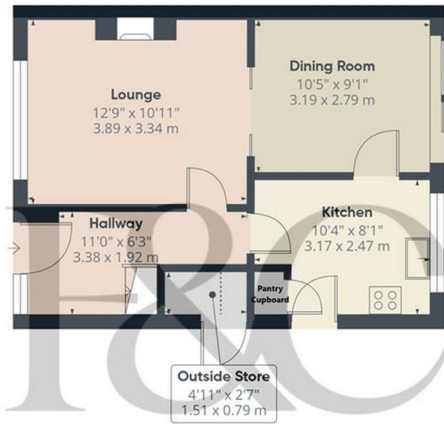
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

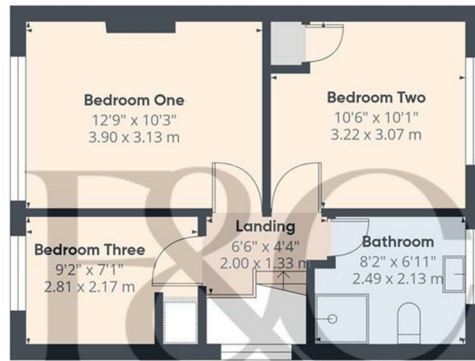
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



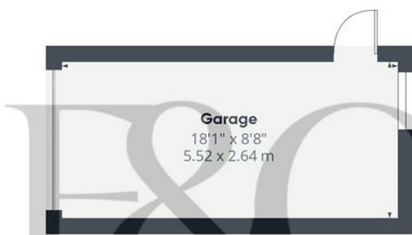
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
929 ft²
86.3 m²

Reduced headroom
8 ft²
0.7 m²

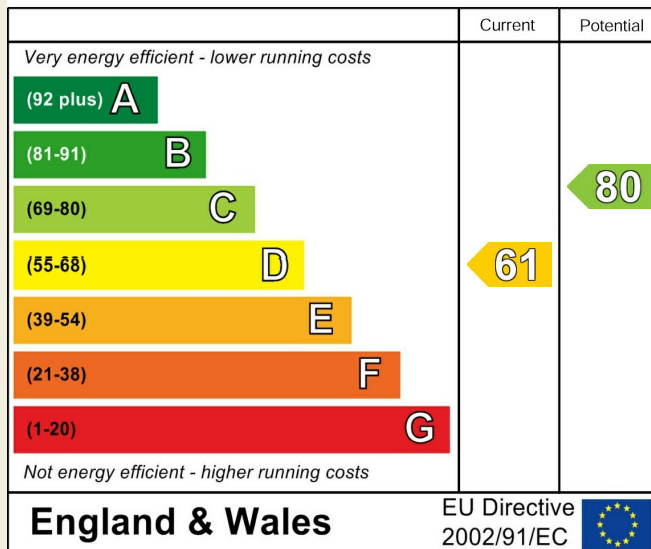
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

